

F 6004-2.NOTICE.SALE

Overbid procedure (if any): None.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: December 17, 2014

Time: 9:30 a.m.

Location: Courtroom 201, 1415 State Street, Santa Barbara, California 93101

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Philip D. Dapeer, A Law Corporation
2625 Townsgate Road, Suite 330
Westlake Village, California 91361
Telephone: (323) 954-9144
Facsimile: (323) 954-0457
Phil@Dapeerlaw.com

Date: 11/21/2014

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

2625 Townsgate Road, Suite 330, Westlake Village, California 91361.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 11/21/2014 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 11/21/2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

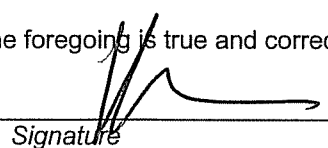
☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/21/2014 Philip D. Dapeer
Date Printed Name


Signature

Brielyn S Atwater bknotice@mccarthyholthus.com
Patrick K Bruso bruso005@umn.edu
Philip D Dapeer PhilipDapeer@AOL.com
Mark Domeyer mark.domeyer@wolffirm.com
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Sheri Kanesaka generalmail@alvaradoca.com
Leslie M Klott bankruptcy@zievelaw.com
Terry Loftus bknotice@mccarthyholthus.com, tloftus@mccarthyholthus.com
Dean R Prober cmartin@pralc.com
Cassandra J Richey cmartin@pralc.com
Ramesh Singh claims@recoverycorp.com
United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov
Darlene C Vigil cdcaecf@bdfgroup.com
Jennifer C Wong bknotice@mccarthyholthus.com
Kristin A Zilberstein bknotice@mccarthyholthus.com, kzilberstein@mccarthyholthus.com

In re Thomas Chu
United States Bankruptcy Court, Central District of California (SB)
Case No.: 9:12-bk-14638-PC

SERVICE LIST

United States Trustee (ND)
21051 Warner Center Lane
Suite 115
Woodland Hills, CA 91367-5075

Northern Division
1415 State Street
Santa Barbara, CA 93101-2511

AAA Financial Services
PO Box 301200
Los Angeles, CA 90030-1200

American Dairy Queen Corp.
PO Box 390286
Minneapolis, MN 55439-0286

Bank of America
100 North Tryon Street
Charlotte, NC 28255-0001

Bank of America
PO Box 301200
Los Angeles, CA 90030-1200

Bank of America
PO Box 515503
Los Angeles, CA 90051-6803

Bank of America Home Loans
PO Box 5170
Simi Valley, CA 93062-5170

Chase
PO Box 94014
Palatine, IL 60094-4014

Chase Home Finance
PO Box 78420
Phoenix, AZ 85062-8420

Chevron/GE Money
PO box 530950
Atlanta, GA 30353-0950

Citi
PO Box 6500
Sioux Falls, SD 57117-6500

Emergency Detection Systems, Inc.
25461 Rye Canyon Road
Valencia, CA 91355-1206

Employment Development Dept.
800 Capitol Mall
PO Box 826203
Sacramento, CA 95814-4807

Fidelity National Title Company
c/o Wu and Cheung LLP
98 Discovery
Irvine, CA 92618-3105

GMAC Mortgage
3451 Hammond Ave.
PO Box 780
Waterloo, IA 50704-0780

GMAC Mortgage, LLC
1100 Virginia Drive
190-FTW-D45
Ft. Washington, PA 19034-3204

Golden Creditor of Texas, LLC
750 S. Main Street, Ste 15073
Kaeller, TX 76248-7043

Leaf Funding, Inc.
One Commerce Square
2005 Market Street, 14th Fl.
Philadelphia, PA 19103-7042

Michael Morrow
162 South "A" Street
Oxnard, CA 93030-5622

Rabobank
PO Box 1845
El Centro, CA 92244-1845

Rosenmund Baio & Morrow
162 South "A" Street
Oxnard, CA 93030-5622

State Board of Equalization
4820 McGrath Street, Ste 260
Ventura, CA 93003-7778

US Bank Home Mortgage
3121 Michelson Drive, 5th Fl.
Irvine, CA 92612-7672

Weining Fang
10006 Havenhurst Ave.
North Hills, CA 91343-1104

Wells Fargo Bank
PO Box 31557
Billings, MT 59107-1557

Wells Fargo Bank
PO Box 348750
Sacramento, CA 95834-8750

Westbay Capital Management LLC
2361 Rosecrans Ave., Ste 375
El Segundo, CA 90245-7909

Thomas Chu
PO Box 2017
Camarillo, CA 93011-2017

Ocwen Loan Servicing, LLC
Attn: Cashiering Dept.
1661 Worthington Road, Ste 100
West Palm Beach, FL 33409

Label Matrix for local noticing
0973-9
Case 9:12-bk-14638-PC
Central District Of California
Santa Barbara
Fri Oct 24 14:46:13 PDT 2014

Ocwen Loan Servicing, LLC, its assignees and
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

United States Trustee (ND)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

AAA Financial Services
P.O. Box 301200
Los Angeles, CA 90030-1200

Bank of America
P.O. Box 301200
Los Angeles, CA 90030-1200

Bank of America, N.A...
Miles, Bauer, Bergstrom & Winters, LLP
1231 East Dyer Road Suite 100
Santa Ana, CA 92705-5643

Chevron/GE Money
P.O. Box 530950
Atlanta, GA 30353-0950

Employment Development Dept.
800 Capitol Mall
P.O. Box 826203
Sacramento, CA 95814-4807

GMAC Mortgage
3451 Hammond Ave.
P.O. Box 780
Waterloo, IA 50704-0780

Internal Revenue Service
P O Box 7346
Philadelphia, P A 19101-7346

Federal National Mortgage Association (Fanni
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Seterus, Inc., as servicer for Fannie Mae (&
c/o McCarthy & Holthus, LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

Westbay Captial Management LLC
c/o Karen L. Grant, Esq.
924 Anacapa Street, Suite 1M
Santa Barbara, CA 93101-2156

American Dairy Queen Corp.
P.O. Box 390286
Minneapolis, MN 55439-0286

Bank of America
P.O. Box 515503
Los Angeles, CA 90051-6803

Chase
P.O. Box 94014
Palatine IL 60094-4014

Citi
P.O. Box 6500
Sioux Falls, SD 57117-6500

Federal National Mortgage Association
C/O Seterus, Inc.
P.O. Box 2008
Grand Rapids, MI 49501-2008

GMAC Mortgage, LLC
1100 Virginia Drive
Ft. Washington, PA 19034-3204
190-FTW-D45

JPMorgan Chase Bank, N.A.
3415 Vision Drive
Mail Code: OH4-7126
Columbus, OH 43219-6009

Ocwen Loan Servicing, LLC
LAW OFFICES OF LES ZIEVE
30 Corporate Park, Suite 450
Irvine, CA 92606-3401

U.S. Bank National Associaiton
3121 Michelson Dr. Ste 500
Irvine, CA 92612-7673

Northern Division
1415 State Street,
Santa Barbara, CA 93101-2511

Bank of America
100 North Tryon St.
Charlotte, NC 28255-0001

Bank of America Home Loans
P.O. Box 5170
Simi Valley, CA 93062-5170

Chase Home Finance
P.O. Box 78420
Phoenix AZ 85062-8420

Emergency Detection Systems, Inc.
25461 Rye Canyon Road
Valencia, CA 91355-1206

Fidelity National Title Company
c/o Wu & Cheung LLP
98 Discovery
Irvine, CA 92618-3105

Golden Credit of Texas LLC
750 S. Main Street
Suite 15073
Kaeller, TX 76248-7043

Leaf Funding, Inc.
One Commerce Square
2005 Market Street, 14th floor
Philadelphia, PA 19103-7042

Michael Morrow
162 South A Street
Oxnard, CA 93030-5622

Ocwen Loan Servicing, LLC
Attn: Cashiering Dept
1661 Worthington Rd, Ste 100
West Palm Beach, FL 33409-6493

One West Bank, FSB
P.O. Box 829009
Dallas, Texas 75382-9009

OneWest Bank, FSB
P.O. Box 829009
Dallas, TX 75382-9009

Rabobank
P.O. Box 1845
El Centro, CA 92244-1845

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Rosenmund Baio & Morrow
162 South A Street
Oxnard, CA 93030-5622

(p) CALIFORNIA STATE BOARD OF EQUALIZATION
ACCOUNT REFERENCE GROUP MIC 29
P O BOX 942879
SACRAMENTO CA 94279-0029

State Board of Equalization
4820 McGrath Street
Suite 260
Ventura, CA 93003-7778

U.S. Bank National Association, et al
c/o U.S. Bank Home Mortgage
3121 Michelson Drive, Suite 500
Irvine, CA 92612-7673

US Bank Home Mortgage
3121 Michelson Drive
5th floor
Irvine CA 92612-7673

Weining Fang
10006 Havenhurst Ave.
North Hills CA 91343-1104

Wells Fargo Bank
P.O. Box 31557
Billings, MT 59107-1557

Wells Fargo Bank
P.O. Box 348750
Sacramento CA 95834-8750

Westbay Capital Management LLC
2361 Rosecrans Ave.
Suite 375
El Segundo, CA 90245-7909

Philip D Dapeer
Philip Dapeer, a Law Corporation
2625 Townsgate Rd
Ste 330
Westlake Village, CA 91361-5749

Thomas Chu
POB 2017
Camarillo, CA 93011-2017

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

STATE BOARD OF EQUALIZATION
SPECIAL OPERATIONS BRANCH, MIC:55
PO BOX 942879
SACRAMENTO CA 94279

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NEF

(u) INTERESTED PARTY

(u) JPMorgan Chase Bank, N.A., s/b/m Chase Hom

(u)Debtor's wife is a co debtor as to any

End of Label Matrix	
Mailable recipients	46
Bypassed recipients	4
Total	50